

### **XIII. EDUCATIONAL FACILITIES PLAN ELEMENT**

#### **A. Purpose**

The Educational Facilities Plan Element of the Master Plan incorporates the purposes and goals of the "Long-Range Facilities Plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P. L. 2004, c.272 (C.18A:7G-4). This Educational Facilities Plan Element provides a review of existing Township of Florence Schools, proposed improvements to existing schools, enrollment comparisons and enrollment data, facility efficiency standards and district practices capacity, and functional capacity.

#### **B. Existing Schools and Administrative Facilities**

There are four schools that serve Florence Township which includes one charter school: Roebling Elementary School (Grades Pre-K to 3), Riverbank Charter School of Excellence (Grades K to 3), Florence Riverfront School (Grades 4 to 9), and Florence Township Memorial High School (Grades 9 to 12). Information on each of the schools is provided in the following sections. The school district's administrative offices, with the exception of Riverbank Charter School of Excellence, are located at 201 Cedar Street in Florence Township. The administrative office for Riverbank Charter School of Excellence is located at 1300 Hornberger Avenue, Roebling.

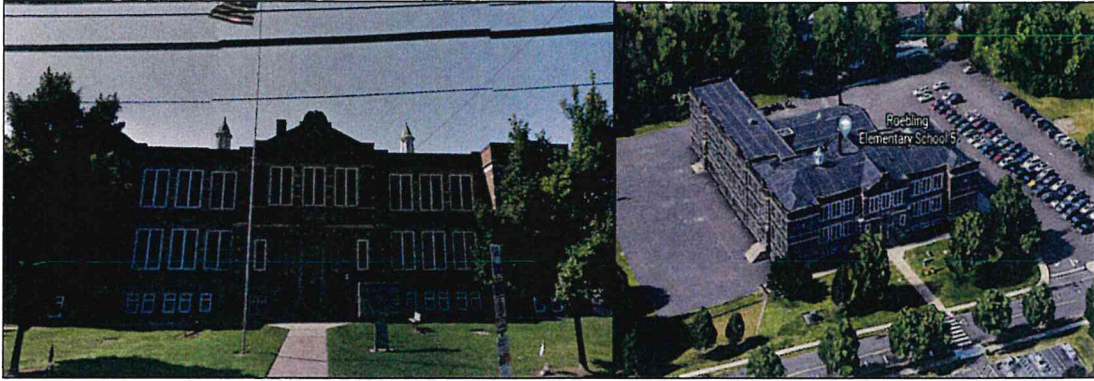
Information obtained from the Florence Township Board of Education website and the New Jersey Department of Education website indicate the following actual, revised or proposed Total Operating Budgets for the 2017-2020 period:

2017-2018 Actual Total Operating Budget - \$25,780,750  
2018-2019 Revised Total Operating Budget - \$28,101,183  
2019-2020 Proposed Total Operating Budget - \$28,549,445

##### **1. Roebling Elementary School (Pre KG to Grade 3)**

Block 122, Lots 1, 5, 6  
5.98 Acres  
1330 Hornberger Avenue, Roebling, New Jersey 08554

Roebling Elementary School is located at 1330 Hornberger Avenue in Roebling and was constructed in 1914. In 1924, a two-story classroom wing was constructed and in 1963, a cafe/gym/multi-purpose room was added. In 1993, an elevator was added to the school. The school contains a ground floor, first floor and second floor. The school contains approximately 62,000 square feet of floor area and is situated on a 5.98 acre parcel of land. The school provides education to students Pre KG to Grade 3.



*Photos 1 and 2. Roebling Elementary School, 1330 Homberger Avenue, Roebling.*



*Photo 3. Aerial View of Roebling Elementary School.*

**2. Riverbank Charter School of Excellence (KG to Grade 3)**

Block 143.01 Lot 1.01

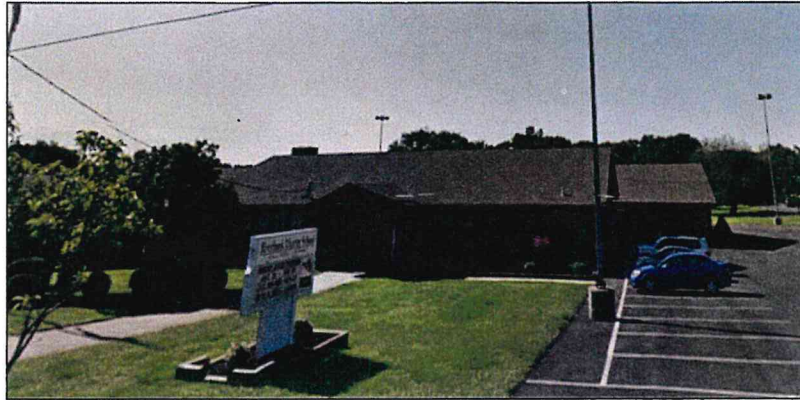
4.318 Acres

1300 Hornberger Avenue

Roebling, NJ 08554

Riverbank Charter School of Excellence is located at 1300 Hornberger Avenue in Roebling. The school provides education to students KG to Grade 3. In September, 2009, Riverbank Charter School of Excellence was "chartered" by the New Jersey Commissioner of Education in September, 2009 to operate an independent public school. The mission of the school is to provide students with opportunities to develop their intellectual, emotional, and social potential through the implementation of a dynamic curriculum that fosters learning through a cooperative effort involving home, school, and community.





*Photo 4 Riverbank Charter School of Excellence, 1300 Hornberger Avenue.*



*Photo 5 Aerial View of Riverbank Charter School of Excellence.*

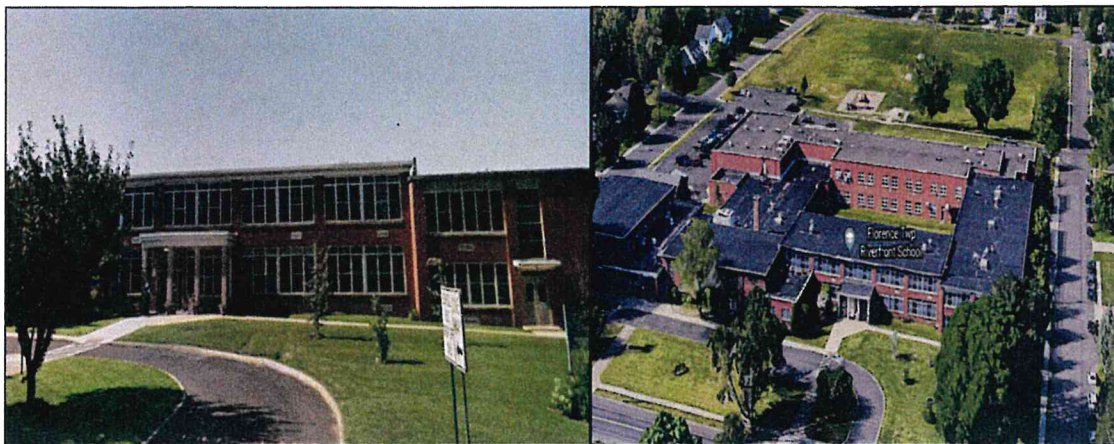
### **3. Riverfront School (Grade 4 to Grade 8)**

School - Block 84, Lot 1, Athletic Field – Block 83, Lot 1

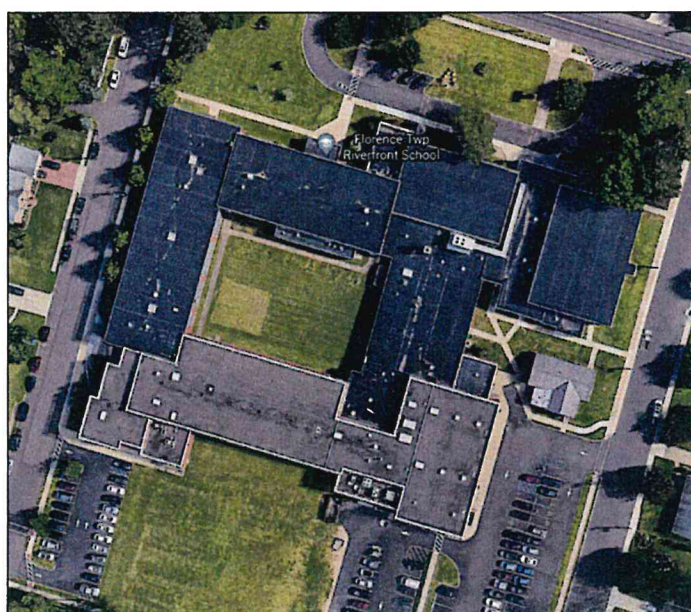
School - 6.08 Acres, Athletic Field – 6.37 Acres

500 East Front Street, Florence, NJ 08518

Riverfront School, located at 500 East Front Street, is bounded by an athletic field and Fifth Street to the south, Pine Street to the west, and Cedar Street to the east. The school provides education for students in Grades 4 to 8. The school contains 6.08 acres of land and an athletic field to the south of the school is 6.37 acres in size. Riverfront School contains two floors and was constructed in 1951. A two-story addition was constructed in 1963 and classrooms, a gym and a library were added in 1993. The school is approximately 130,000 square feet in size.



*Photos 6 and 7. Riverfront School, 500 East Front Street, Florence Township.*



*Photo 8. Aerial View of Riverfront School.*

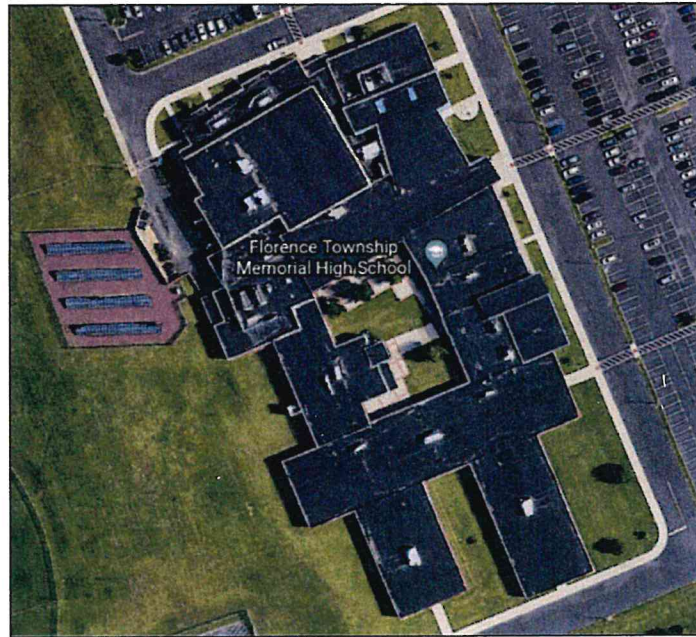
- 4. Florence Township Memorial High School (Grade 9 to Grade 12)**  
 Block 160.01, Lot 17  
 59.33 Acres  
 1050 Cedar Lane,  
 Burlington, NJ 08016

Florence Township Memorial High School is located at 1050 Cedar Lane. The school is a one story structure that was constructed in 2005. The school contains approximately 123,000 square feet and provides education to students in Grades 9 to 12. The school site is 59.33 acres in size.





*Photos 9 and 10. Memorial High School, 1050 Cedar Lane, Florence Township.*



*Photo 11. Aerial Florence Township Memorial High School.*

### **C. Proposed Improvements**

In 2019, the Board of Education proposed an estimated \$21,566,938 in improvements to the three Township schools with an option for an additional \$2,612,500 of improvements. On March 12, 2019, voters rejected the bond referendum that required voter approval for the facility upgrades and repairs. With the rejection of the bond referendum, the work proposed will not proceed.

### **D. Long-Range Facilities Plans**

The most recent Approval of the Long-Range Facilities Plan (LRFP) Major Amendment was obtained for the Township of Florence School District from the Board of Education. The Amended Approval letter was dated January 10, 2019 and it amended the prior December 26, 2008 Long-Range Facilities Plan Final Determination. The 2019 Long-Range Facilities Plan is noted in this Educational Facilities Plan Element but it is

not included in this Master Plan due to the inclusion of rejected bond referendum improvements in the Long-Range Facilities Plan.

#### **E. School Enrollment-New Jersey Department of Education, School Performance Reports**

School Enrollment for the Florence School District, School, Grade and Year was obtained from the New Jersey Department of Education, NJ School Performance Reports. *Tables XIII-1, 2, 4 and 5* show enrollment for the District and individual schools for various time periods as indicated. *Table XIII-3* contains information from the same source for the Riverbank Charter School of Excellence.

***Table XIII-1. District-Wide School Enrollment, 2015 to 2019.***

Grade	2015-2016	2016-2017	2017-2018	2018-2019
PK	46	26	28	36
KG	94	116	82	83
1	128	94	115	87
2	87	130	98	112
3	131	83	115	106
4	151	157	107	140
5	150	150	153	107
6	135	147	142	158
7	136	127	146	145
8	119	139	126	153
9	112	112	115	131
10	92	104	109	102
11	104	84	105	110
12	104	104	82	105
<b>Total</b>	<b>1,589</b>	<b>1,573</b>	<b>1,523</b>	<b>1,575</b>

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

***Table XIII-2. Roebling Elementary School Enrollment, 2015 to 2019.***

Grade	2015-2016	2016-2017	2017-2018	2018-2019
PK	0	26	28	36
KG	94	116	82	83
1	128	94	115	87
2	87	130	98	112
3	131	83	115	106
<b>Total</b>	<b>441</b>	<b>450</b>	<b>438</b>	<b>424</b>

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.



**Table XIII-3. Riverbank Charter of Excellence School Enrollment, 2015 to 2019.**

Grade	2015-16	2016-17	2017-18	2018-2019
KG	36	36	37	41
1	36	37	34	38
2	34	37	38	38
3	34	34	35	38
<b>Total</b>	<b>140</b>	<b>144</b>	<b>144</b>	<b>155</b>

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

**Table XIII-4. Riverfront School Enrollment, 2015 to 2019.**

Grade	2015-16	2016-17	2017-18	2018-2019
PK	46	0	0	0
KG	0	0	0	0
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	150	156	107	140
5	150	150	153	107
6	135	147	142	158
7	136	127	146	145
8	119	139	126	153
<b>Total</b>	<b>737</b>	<b>719</b>	<b>674</b>	<b>703</b>

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

**Table XIII-5. Florence Township Memorial High School Enrollment, 2015 to 2019.**

Grade	2015-2016	2016-2017	2017-2018	2018-2019
9	112	112	115	131
10	91	104	109	102
11	104	84	105	110
12	104	104	82	105
<b>Total</b>	<b>411</b>	<b>404</b>	<b>411</b>	<b>448</b>

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

**F. School Enrollments, October 16, 2017 and Projected Enrollment, 2022 - 2023**

A Demographic Study prepared for the Florence Township Board of Education, prepared by Whitehall Associates, Inc. and dated April 26, 2018 provided the data shown in **Table XIII-6** on school enrollment, by school, by grade for October 16, 2019. In addition, the Demographic Study provided Projected Enrollment by school, by grade for 2022-2023 as shown in **Table XIII-7**.

**Table XIII-6. October 16, 2019 Enrollment, By School, By Grade.**

School	Grade	October 16, 2019
<b>Roebbling Elementary School</b>		
	PK	19
	KG	79
	1	119
	2	95
	3	115
	Ungraded	20
<b>Total - Grades PK - 3</b>		<b>447</b>
<b>Riverfront School</b>		
	4	106
	5	146
	6	140
	7	140
	8	128
	Ungraded	29
<b>Total - Grades 4-8</b>		<b>689</b>
<b>Florence Township Memorial High School</b>		
	9	112
	10	103
	11	107
	12	72
	Ungraded	26
<b>Total - Grades 9 - 12</b>		<b>420</b>
<b>Total</b>		<b>1,556</b>



**Table XIII-7. Projected Florence Township School Enrollment, By School, By Grade, 2022-2023.**

School	Grade	October 16, 2019
<b>Roebbling Elementary School</b>		
	PK	20
	KG	91
	1	95
	2	100
	3	100
	Ungraded	20
<b>Total - Grades PK - 3</b>		<b>427</b>
<b>Riverfront School</b>		
	4	119
	5	111
	6	149
	7	118
	8	141
	Ungraded	29
<b>Total - Grades 4-8</b>		<b>666</b>
<b>Florence Township Memorial High School</b>		
	9	99
	10	122
	11	117
	12	111
	Ungraded	26
<b>Total - Grades 9 - 12</b>		<b>475</b>
<b>Total</b>		<b>1,568</b>

## **XIV. PUBLIC ACCESS PLAN ELEMENT**

### **A. Introduction**

A Public Access Plan Element provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.

A Public Access Plan Element was only recently added as an optional Master Plan Element under the Municipal Land Use Law. Existing, Proposed, and Potential public access points to tidal waters in Florence Township are shown on **Figure XIV. Public Access Plan**.

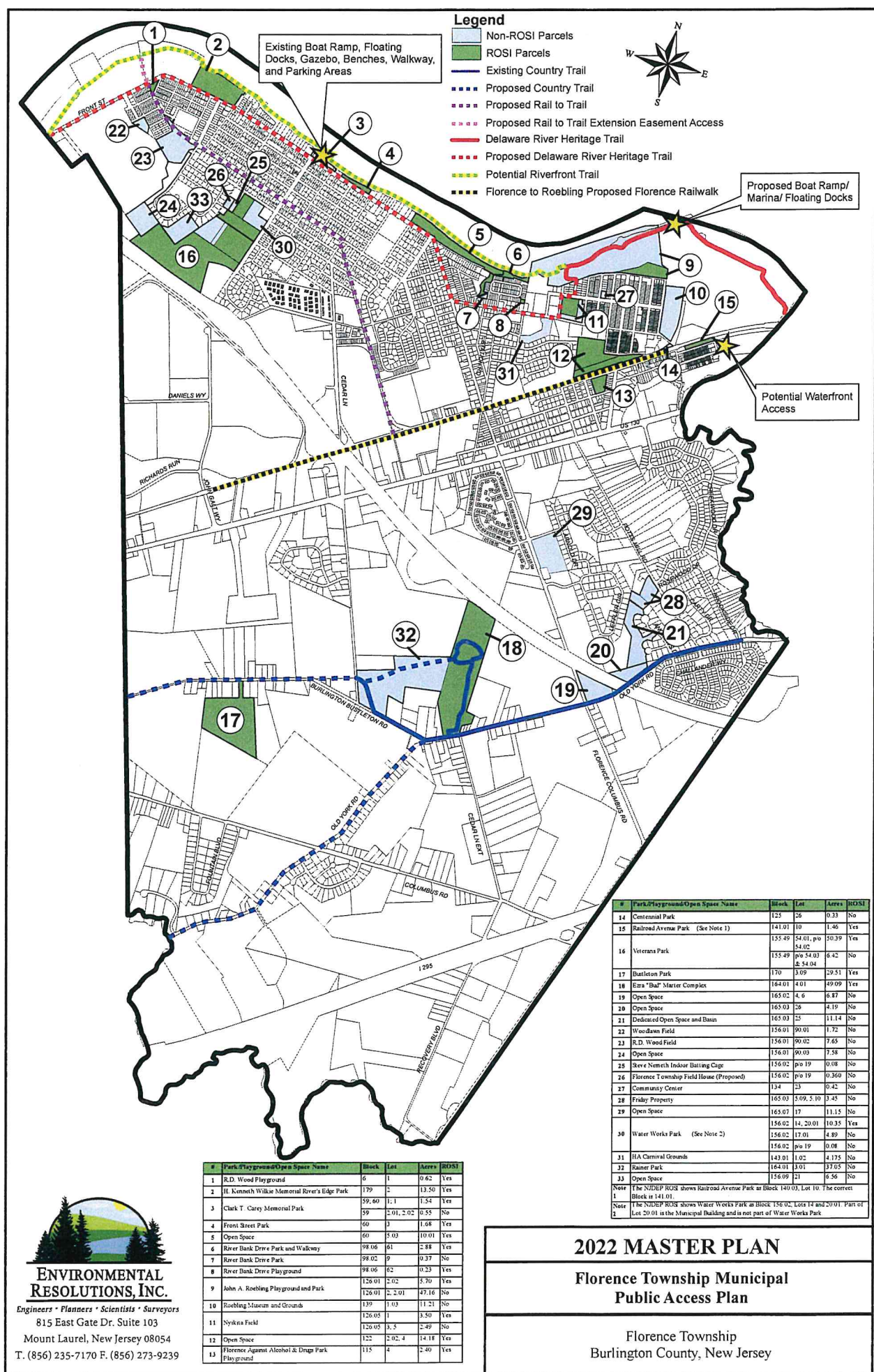
### **B. Public Access**

Public access to the waterfront is the ability of the public to pass physically and visually to, from, and along tidal waterways and their shores and to use such shores, waterfronts and waters for activities such as navigation, fishing, and recreational activities including, but not limited to, swimming, sunbathing, surfing, sport diving, bird watching, walking, and boating. Public accessways and public access areas include streets, paths, trails, walkways, easements, paper streets, dune walkovers/walkways, piers and other rights-of way.

New Jersey Administrative Code, NJAC 7:7-16.9, contains a policy for Public Access which, in Florence Township, is used in reviewing applications for coastal permits under the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. (coastal wetlands permits), and the Waterfront Development Law, N.J.S.A. 12:5-3 (waterfront development permits). The rules are also used in the review of water quality certificates subject to Section 401 of the Federal Clean Water Act, 33 U.S.C. § 1341, and Federal consistency determinations under Section 307 of the Federal Coastal Zone Management Act, 16 U.S.C. § 1456. The rules also provide a basis for recommendations by the Program to the Tidelands Resource Council on applications for riparian grants, leases, and licenses.

Coastal wetlands reviewed under the Wetlands Act of 1970 are shown on **Figure VIII-5. NJDEP Tidal Wetlands Act of 1970 Wetlands Map** in the Conservation Plan Element of this Master Plan. Areas regulated under the Waterfront Development Law include all tidal waterways and lands lying thereunder, up to and including the mean high water line; and adjacent upland areas within 100 feet of the mean high water line. For properties within 100 feet of the mean high water line that extend inland beyond 100 feet from the mean high water line, the regulated waterfront area shall extend inland to the lesser of the following distances:





- (1) 500 feet from the mean high water line; or
- (2) To the first paved public road, railroad, or surveyable property line that:
  - (a) Existed on September 26, 1980; and
  - (b) Generally parallels the waterway.

The Public Access Policy in NJAC 7:7-16.9 states that public access shall be provided in a manner designed to achieve the following public access goals:

1. All levels of government in New Jersey shall seek to create and enhance opportunities for public access to tidal waterways and their shores, on a non-discriminatory basis;
2. All existing public access to, and along tidal waterways and their shores shall be maintained to the maximum extent practicable;
3. New development shall provide opportunity for public access to tidal waterways and their shores on or offsite;
  - i. Public access proposed by an applicant may include any one or combination of the following:
    - (1) A 10' wide obstruction free public access with amenities such as public benches, litter or recycling receptacles, and lighting features;
    - (2) A boat ramp, pier, fishing, or other direct access to the waterway;
    - (3) A waterfront pocket park;
    - (4) Public restrooms to accommodate those utilizing public access; and/or
    - (5) Additional public parking to accommodate those utilizing public access.
  - ii. Public access proposed by an applicant shall incorporate, to the maximum extent practicable, fishing access and associated amenities, including parking that accommodates nighttime fishing for a reasonable duration of time, on or adjacent to tidal waterways and their shores. In the case of a beach, fishing access shall not be required in areas designated for swimming during hours designated for swimming.
4. Public access to tidal waterways and their shores shall be provided in such a way that it shall not create conditions that may be reasonably expected to endanger public health or safety, or damage the environment. To that end, public access may be restricted seasonally, hourly, or in scope (for example, access restricted to a portion of the property, or access allowed for fishing but not swimming due to consistent strong currents); and



5. Public access to tidal waterways and their shores shall be provided in such a way that it shall not create a significant homeland security vulnerability, as determined by the Department in consultation with the New Jersey Office of Homeland Security and Preparedness or the United States Department of Homeland Security.

### **C. Public Trust Doctrine**

The definition of "Public Trust Doctrine" in NJAC 7:7 means:

A common law principle that recognizes that the public has particular inalienable rights to certain natural resources. These resources include, but are not limited to, tidal waterways, the underlying submerged lands and the shore waterward of the mean high water line, whether owned by a public, quasi-public or private entity. In the absence of a grant from the State, submerged lands under tidal waterways and the shore of tidal waterways waterward of the mean high water line are owned by the State. Regardless of the ownership of these resources, under the Public Trust Doctrine, the public has rights of access to and use of these resources, as well as a reasonable area of shoreline landward of the mean high water line. Under the Public Trust Doctrine, the State is the trustee of these publicly owned resources and public rights for the common benefit and use of all people without discrimination. As trustee, the State has a fiduciary obligation to ensure that its ownership, regulation and protection of these properties and rights will safeguard them for the enjoyment of present and future generations. The public rights to use these resources extend both to traditional activities such as navigation and fishing, but also to recreational uses such as swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking and boating. The specific rights recognized under the Public Trust Doctrine, a common law principle, continue to develop through individual court decisions.

As the trustee of the public rights to natural resources, including tidal waterways and their shores, it is the duty of the State not only to allow and protect the public's right to use them, but also to ensure that there is adequate access to these natural resources. As the State entity managing public access along the shore, NJDEP has an obligation to ensure that this occurs. Access ensured by the Public Trust Doctrine can be classified into three different types, including linear/lateral access, perpendicular access, and visual access.

Through various judicial decisions, the right of use upheld by the Public Trust Doctrine has been incorporated into New Jersey's constitution and statutes, allowing the public the right to all lands, water and resources held in the public trust by the state.

### **D. Inventory of Public Access Points**

#### **1. Existing Public Access Point**

Clark T. Carey Memorial Park, previously known as Volunteer Park, is shown on **Figure XIV. Public Access Plan**. The park is located on Block 59, Lots 1, 2.01, 2.02 and Block 60, Lot 1 on East Front Street and the Delaware River. The park is 2.09 acres in size and includes the municipal boat ramp and floating docks, car and car/trailer parking spaces, a gazebo with

benches, walkway along the Delaware River, and a memorial to Chester Sutphin and Alfred Brown and Those Serving the Township of Florence.

## **2. Proposed Public Access Point**

A proposed public access point is envisioned further east from the existing access point along the existing Delaware River Heritage Trail on the former Roebling Steel property that is owned by the Township. The proposed access would include a boat ramp, marina, floating docks, and other waterfront amenities. This access point is proposed in the location of the historical Roebling Steel Plant wharf. The steel plant used the wharf for the receipt of pig iron and fuel oil used at the plant. The wharf was a timber bulkhead constructed on solid fill with a wood deck. The wharf was 348' in length, with the entire length available for berthing. The wharf contained a mechanical landing facility consisting of one electric locomotive crane for unloading. The track connected to the Pennsylvania Railroad. A 16" pipeline on the wharf extended to fuel oil storage tanks.

## **3. Potential Waterfront Access Point**

A potential waterfront access point is situated at the eastern end of Railroad Avenue or Amboy Avenue, east of Peace Street. This area provides access to the wider portions of Crafts Creek at a sluice gate. The Township envisions kayak and paddle boat use along this portion of Crafts Creek.

### **E. Public Facilities that Support Access**

Clark T. Carey Memorial Park supports public access in the form of a municipal boat ramp, floating docks, car and car/trailer parking, gazebo with benches and a walkway along the Delaware River. If parking within the parking lot is full, street parking along Front Street is available and is supported by the Township.

The existing Delaware River Heritage Trail provides visual public access to the riverfront as does H. Kenneth Wilkie Memorial River's Edge Park, Front Street Park, River Bank Drive and Walkway, John A. Roebling Playground and Park, and the Proposed Rail to Trail Extension Easement Area on the Florence Township Crossing West site. Public parking is available in parking lots in Wilkie Memorial River's Edge Park, John A. Roebling Playground and Park. On-street parking is available at the remaining locations.

### **F. Assessment of Need for Additional Public Access**

The existing riverfront parks that provide walking trails and visual access, along with the proposed riverfront trails, the existing boat ramp and docks, and the proposed boat ramp/marina and floating docks encompass the entire length of the Delaware River frontage in the Township. The potential Crafts Creek access point will provide water access to Crafts Creek for kayaks, paddleboats and other non-motorized waterfront uses.



## **G. Goals and Administrative Mechanisms to Ensure that Access Will be Permanently Protected**

Florence Township affirms the following goals and administrative mechanisms to ensure that public access will be permanently protected:

### ***Goals***

1. Public improvements will be provided to maximize public access.
2. All existing public access will be maintained to the maximum extent practicable.
3. Clear informative signage for access locations will be provided.

### ***Administrative Mechanisms***

1. The Recreation Department and Public Works routinely check parks and access points to ensure they are free from debris, barriers and remain safe for users. The Department of Public Works regularly adds beautification to access points and parks in general, by maintaining facilities and by adding amenities and landscaping as needed. The cost to maintain public access points will vary between the Department of Public Works annual budget and the capital budget.

## **H. Strategy that Describes the Forms of Access to Satisfy the Need for Such Access with an Implementation Schedule and Tools for Implementation**

Florence Township owns the land on which the Delaware River Heritage Trail along the former Roebling Steel Plant is located. The Planning Board has discussed changing the zoning from GM-General Manufacturing to WF-Waterfront. Waterfront related recreational and commercial uses would be permitted in the new Waterfront Zone to be developed. One of the goals of the proposed zone, as discussed in the Land Use Element, is to utilize the open space along the Heritage Trail for waterfront uses that will attract resident and visitors to the area. Key to that goal and vision are additional enhancements to the existing park with access to the Delaware River in the form of a marina, floating dock, boardwalk, fishing pier and other waterfront attractions. The next step to implementation is preparation and adoption of a Waterfront Ordinance. After that, the Township will seek developer(s) with a creative plan, consistent with the ordinance, to be implemented.

A specific implementation schedule has not been developed for the proposed boat ramp/marina/floating dock except that zoning changes have been discussed, will continue to be discussed, and a new zone and ordinance will be developed and approved to attract redevelopment to the waterfront.

A specific implementation schedule has, likewise, not been developed for waterfront access east of Peace Street. Mapping and identifying the areas for public waterfront access is the first step to realizing the goal. The potential waterfront access to Craft's Creek will be dependent on funding.

## ***XV. INTERRELATIONSHIP OF THE PLAN TO THE ADJACENT MUNICIPAL, COUNTY, STATE PLANS***

### **A. Introduction**

Florence Township's Master Plan and Zoning Map were reviewed in relationship to adjoining municipalities that include Burlington Township to the west, Springfield Township to the south, and Mansfield Township to the east. Adjacent zoning is shown on ***Figure XV-1. Regional Zoning Map.***

### **B. Burlington Township**

Burlington Township is situated along the western border of Florence Township. As ***Figure XV-1. Regional Zoning Map*** shows, zoning in Burlington Township is I-2 Industrial-Heavy from the Delaware River south to the railroad line. The I-1 Industrial-Light district is situated between the railroad south to approximately 1,700 feet south of US Route 130. Areas south of Burlington Township's Industrial Zones are the R-12 Medium Density Residential District which contains a planned single family residential development and further south, the R-20 Medium Density Residential District which is also developed and contains single family residential units.

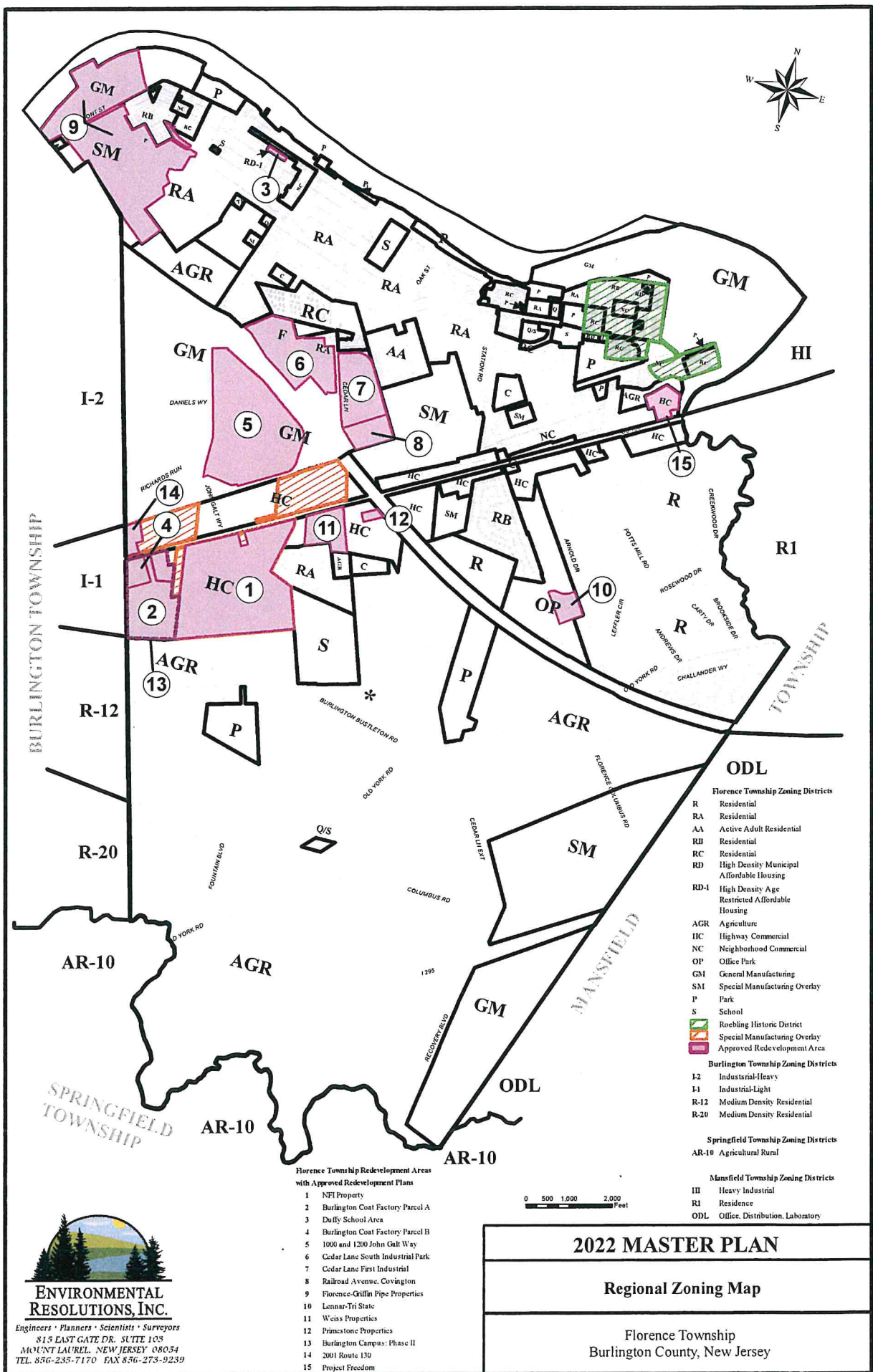
The intent and purpose of the industrial zones in Burlington Township are for development of a variety of industrial and manufacturing activities. The residential zone districts are intended to be developed to provide cohesive neighborhoods offering viable living environments for the creation of a variety of housing types at a range of costs. Residential zones are created with a variety of lot sizes and with planned residential options in specified locations in order to achieve these intents and purposes.

In Florence Township, zoning districts from the Delaware River to the railroad include the General Manufacturing or Special Manufacturing and the area is also either developed, approved for development or within the Route 130 Corridor Redevelopment Area or the Griffin Pipe Redevelopment Area (Florence Turnpike Crossing East and West). The HC-Highway Commercial / Special Manufacturing Overlay District is located between the rail line and US Route 130 and developed, redevelopment areas are located south of US Route 130 for a distance of approximately 1,700 feet. Areas to the south are situated in the AGR-Agriculture Zoning District which permits single family residential dwellings, farms and farm buildings.

Zoning and developed uses in Burlington and Florence Township are compatible.

Burlington Township's latest Master Plan Reexamination Report is dated 2018 and was adopted by the Planning Board on December 13, 2018. The report provides 2018 updates including the following relevant issues to Florence Township:





1. In July, 2018, Burlington County entered into an Interlocal Services Agreement with Burlington Township and surrounding communities to coordinate, develop and implement The Northern Route 130 Circulation and Transportation Plan with input from NJDOT.
2. Burlington Township intends to monitor market demands for industrial and commercial space and update their codes, as necessary.

### **C. Springfield Township**

Springfield Township is located adjacent to the southern border of Florence Township. Zoning in Springfield adjacent to Florence Township is AR-10, Agricultural Rural. The zoning district permits detached single family homes, farms and farm buildings, public playgrounds, public conservation areas, public parks, public and common open space and public purpose uses. In addition, community residences for the developmentally disabled and community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries are permitted.

In Florence Township, the area adjacent to Springfield Township is zoned AGR-Agriculture with the exception of an area in the southeastern side of the Township that is zoned GM-General Manufacturing and contains the Burlington County Resource Recovery Facility.

Springfield Township's last Master Plan Reexamination Report and Land Use Plan Amendment is dated 2010. A November 20, 2020 Notice was received regarding a Hearing for the Reexamination of the Master Plan and Development Regulations and Amendment to the Master Plan that would be held on December 15, 2020. A recent email and telephone call with Patricia A. Clayton, Township Clerk indicated the Draft Master Plan and reports were not provided on the website and the Public Hearing was not held. The documents are undergoing further review and revisions so the most recent Master Plan is the 2010 plan. There were no changes in the 2010 documents that would affect zoning in areas adjacent to Florence Township and other than the Burlington County facility, zoning in the two townships is compatible.

### **D. Mansfield Township**

Mansfield Township is adjacent to Florence Township's eastern border. Zoning in Mansfield from the Delaware River and Crafts Creek to US Route 130 is HI-Heavy Industry. South of US Route 130 to the Pennsylvania Extension of the New Jersey Turnpike, zoning is R1-Residence. South of the R1 Residence is the ODL-Office Distribution Laboratory District to the Mansfield Township boundary.

The purpose of the HI Heavy Industry zone is to recognize existing heavy industrial uses and to permit development of administrative office uses, light industrial uses, such as food manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the Delaware River, Conrail and U.S. Routes 130 and 206 in the Township



that will not substantially impair the intent or purpose of the Zone Plan. The HI zone permits the following uses:

- Light Industrial uses such as:
  - Light manufacturing of beverages, cosmetics, pharmaceuticals, printing and publishing, confections, food products (exclusive of meat and fish packing, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils), ceramics, clothing, plastics, electrical goods, furniture and wood products, hardware, tools, dies, patterns, professional and scientific instruments, handcraft products, electronics and small parts assembly and/or manufacture.
  - Wholesale business establishment.
  - Indoor storage building or warehouses.
  - Light metal processing as follows: cleaning, finishing, grinding, heat-treating, plating, polishing, rust-proofing and sharpening; metal stamping and extrusion of small products; similar metalworking processes.
  - Job printing, newspaper or book publishing.
  - Baking, food and dairy processing.
  - Agricultural uses in accordance with the farm regulations of this chapter.
  - Shopping centers in accordance with certain provisions.
- Building materials sales yards.
- Contractors equipment storage yard or building or rental of equipment commonly used by contractors.
- Substation, telephone central office, electric and gas facilities, sewage lift stations or water pumping station, subject to the following special requirements:
- No storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings shall be permitted.
- Warehousing and wholesale establishments, storage yards, lumberyards for retail and wholesale and similar establishments.
- Transportation and trucking terminals, terminal facilities for passengers and/or freight for trucks, railroads, taxi and bus lines, including maintenance and service facilities.
- ODL uses shown below.

The purpose of the ODL zone to permit development of administrative office uses, selected light manufacturing uses, scientific and industrial research uses, transportation and warehousing uses, wholesale trade uses and other compatible uses in proximity to the interstate highway interchanges in the Township that will not substantially impair the intent or purpose of the Zone Plan. The following uses are permitted:

- Electronics and small parts assembly and/or manufacture.
- Scientific or industrial research, engineering laboratory, testing or experimental laboratory or similar establishment for research or product development.
- Warehouse facilities, trucking facilities and distribution facilities.
- Administrative activities and offices.

- Government buildings, facilities and uses.
- Hotels or motels.
- Restaurants.
- Banks.
- Child-care facilities, subject to the following standards:
- Wholesale establishments.
- Municipal parks and recreation, including active, both indoor and outdoor facilities, and passive recreation. Subject to an approved site plan, all facilities may be lighted.
- Churches and places of worship.
- Public or private nonprofit elementary and/or secondary school.

The R-1 Residence District permits the following uses:

- Single-family detached house.
- Government buildings, facilities and uses.
- Substation, electric and gas facilities, sewage lift station, water pumping station, transmission lines, gas regulator stations.
- Model homes or sales offices within a subdivision shall be allowed but only during the period necessary for the sale of new homes within such subdivision. Such uses shall not be considered a business use.
- Senior citizen housing in conformance with the single-family concept of this district.
- Agricultural uses.
- Residential cluster.
- Township or County owned and operated parks and recreation, including active, both indoor and outdoor facilities, and passive recreation. Subject to an approved site plan, facilities may be lighted.
- Public or private nonprofit elementary and/or secondary school.
- The following uses shall be subject to the same regulations as single-family, detached dwelling units:
  - Community residences for the developmentally disabled;
  - Community shelters for victims of domestic violence;
  - Community residences for the terminally ill;
  - Community residences for persons with head injuries;
  - Family day-care home;
  - Group homes for the placement of children.

The Mansfield Township Planner indicated a large farm situated north of Old York Road is now Preserved (Wainwright Farm). In the ODL zoning district, there are a number of Redevelopment Areas and while no Redevelopment Plans have been prepared, the uses at this time proposed for ODL type use.



Mansfield Township's most recent Master Plan Reexamination Report was adopted on September 26, 2016. The Township's most recent Land Use Plan Element Amendment was adopted on January 25, 2016 and a Land Use Plan Element Update was adopted on September 26, 2016. In addition, a Land Use Analysis and Land Use Plan Amendment for the Route 130 Corridor were adopted on November 27, 2017.

Proposed zoning in the 2016 Master Plan Land Use Plan included the Preserved Wainwright Farm and a revision of the R1 District to R-3

The Route 130 Corridor Plan proposes an Environmental Protection-1 District along the northern boundary with Florence Township and the floodplain areas. To the east, R-4 Village Residential is proposed along Route 130. To the south of the R-4 District is a long narrow GI-General Industrial District with R-1 Transfer of Development Rights Sending Area to the south of the study area.

#### **E. State, Regional and County Plans**

Florence Township actively participates in planning studies conducted by the County, the Delaware Regional Planning Commission (DVRPC) and the New Jersey Department of Transportation, particularly in regard to Circulation issues that affect the region as it develops.

The Township has reviewed the eight (8) goals of the State Development and Redevelopment Plan and has found consistency as follows:

##### **Goal 1: Revitalize the State's Cities and Towns**

Florence Township has recognized the desirability of revitalizing and enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available. The Township has been extremely proactive in its revitalization efforts. In 2009, the Township embarked on a plan to redevelop and revitalize the Route 130 Corridor. A Preliminary Investigation for the Determination of An Area in Need of Redevelopment for 56 lots was prepared and approved. In 2013, these efforts were expanded along Route 130 and in other areas of the Township that were in Need of Redevelopment. The 2013 investigation included 109 lots. As a result of the Determination, numerous Redevelopment Plans were prepared for development and redevelopment within the Township.

##### **Goal 2: Conserve the State's Natural Resources and System**

The Township is keenly aware of the need to conserve its natural resources and systems. Preservation of farmland and targeting development to those areas of the Township that are developed and within existing utility service areas is

identified in the Objectives, Principles, Assumptions, Policies and Standards identified by the Planning Board for its 2021 Master Plan. The Township will be preparing and adopting a Conservation Plan Element of the Master Plan in 2021 to further identify areas that should be reserved for conservation.

**Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ**

As stated in Goal 1, the Township firmly believes in beneficial economic growth, development and renewal for its residents and has taken definitive steps to achieve that goal.

**Goal 4: Protect the Environment, Prevent and Clean Up Pollution**

The Township has been working with US EPA for years to remediate and clean up the Roebling Steel Plant site and to convert portions of it to a premier waterfront park along the Delaware River. Recently, a redeveloper worked with the Township to clean up pollution at the Griffin Pipe Plant and redevelop it to warehousing. The redevelopment was mindful of sensitive environmental areas and protected those areas while providing economic opportunities to the Township. These are just two examples of the Township efforts. The Township has an active Environmental Commission that provides comments to developments at the Planning Board and Zoning Board and the Township Professionals echo the concerns of the Township and Commission to protect, prevent, and clean-up the environment.

**Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost**

The Township has been proactive in its efforts to provide public facilities and services to its residents at reasonable costs. Costs have successfully been offset by forward thinking and planning for public facilities and services and appropriate economic developments. The average Township residential property tax is significantly lower than both the County and State taxes. In Burlington County, Florence Township has the 7th lowest average total property tax.

**Goal 6: Provide Adequate Housing at a Reasonable Cost**

The Township provides a wide range of housing at reasonable costs: from historically significant townhouse style housing units in Roebling constructed for the workforce at Roebling Steel Plant, to the age restricted, owner occupied community on the western side of the Township, to the planned community at Mallard Creek. In addition, the Township seeks opportunities to develop or



redevelop sites for affordable housing. A prime example of this is the reconstruction of the Duffy School into affordable age-restricted rental units. Duffy School is just one example of Township efforts to provide adequate housing at reasonable costs.

**Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value**

The Township is proud of its past and protective of its scenic views of the Delaware River, preserved farmlands and its open space and recreational areas. For the 2021 Master Plan, the Township has prepared a Community Facilities Plan Element, a Recreation Plan Element, A Farmland Preservation Plan Element, and an Historic Preservation Plan Element. Other elements relevant to Goal 7 include a Public Access Plan Element and Conservation Plan Element that are currently under preparation.

**Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide**

The Township recognizes the importance of sound, integrated planning with neighboring communities, the County, the region, and the State. As evidence of this, the Township is most recently working with the Burlington Township, Burlington County, Delaware Valley Regional Planning Commission, and New Jersey Department of Transportation to resolve truck traffic and circulation issues resulting from the rise of warehouse uses in Florence Township and Burlington Township and surrounding communities. Planning efforts by these agencies for a By-Pass route and improvements to US Route 130 have been underway for some time and a final plan is anticipate in the near future with construction the next step in the process for implementation.